



LIM REPORT

Statement of passing over information

This information has been supplied by the Vendor or the Vendor's agents. Accordingly, Optimize Realty Limited is merely passing over the information as supplied to us by the Vendor or the Vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

LAND INFORMATION MEMORANDUM NO: LM2101154

Received: 08 Sep 2021

Issued: 14 Sep 2021

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

Optimize Realty Limited - Paul Sumich
33 Robert Street
Whangarei 0110

SITE INFORMATION

Property ID: 15520
Street Address: 17 Meadow Park Crescent
Whangarei 0112
Legal Description: LOT 115 DP 58121

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map.
- Aerial Photo.
- Deposited Plan: DP 58121 - Deposited - 14 June 1967
- Record of Title: NA20B/958 - Issued - 25 February 1971

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

This property is located in an area that is included in a report by Tonkin & Taylor Ltd on stability hazard potential, see map attached and refer <https://www.wdc.govt.nz/Services/Property/Planning/Property-Hazard-Reports-and-Map>

- Stability Hazards map - showing low stability hazard.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

- Pipeline Asset Services Map.

Service Sheet (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- House Connection Plan

For further information regarding Council Water Supply please refer
<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

Refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

After an extensive search of Council records, we were unable to locate any building permit for the original dwelling. Site plan only attached.

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer
<https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

ENVIRONMENT:

Living 1 Environment, see map attached and refer to Part G Environments.
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

Please note that this property is subject to Councils Decision - District Plan Environment, see map attached.

- Medium Density Residential Zone

For further information please contact the Policy Planner, 09 430 4200.

This property is known to contain a Heritage Tree. See map attached and refer to Part F - Resource Areas - HH - Heritage Trees Resource Area rules

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

NOTE: Any tree greater than 6.0m in height or with a girth greater than 600mm (measured 500mm above the ground) located within a road reserve or reserve administered by Whangarei District Council is classified as a Heritage Tree.

Urban areas in Whangarei District are currently going through a proposed plan change to create new zones. Refer:

<https://www.wdc.govt.nz/Services/Property/Planning/District-Plan-changes>

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

In this LIM, no further relevant information was found for this property.

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northland Regional Council; Northpower; Spark; Vector Limited; etc.

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DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:

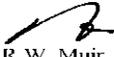


Jane Cutang
Property Assessment Officer



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA20B/958**
Land Registration District **North Auckland**
Date Issued 25 February 1971

Prior References

GN A338656 NA12A/436

Estate Fee Simple
Area 721 square metres more or less
Legal Description Lot 115 Deposited Plan 58121

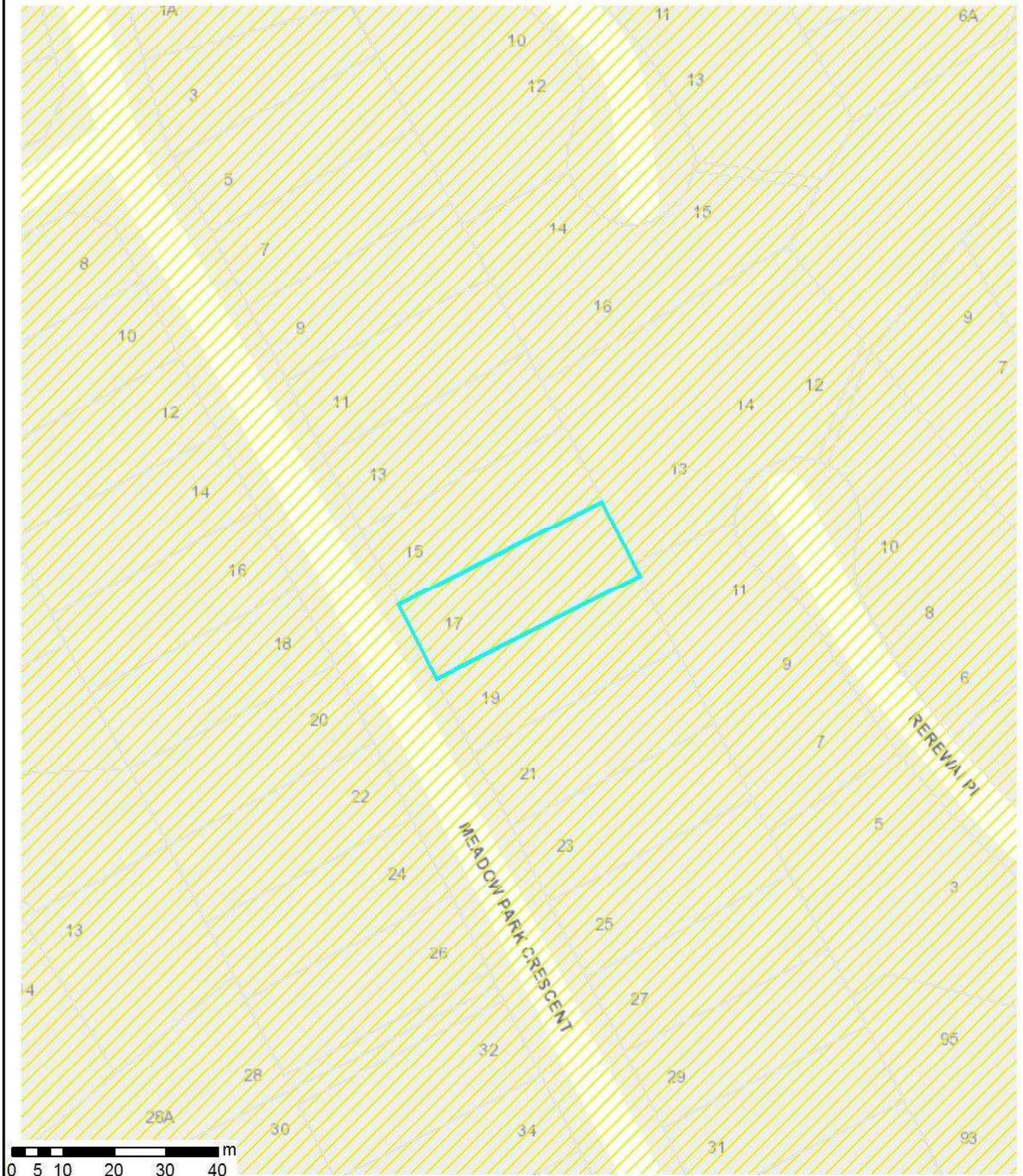
Registered Owners

Johan Frederick Snyman and Ronel Snyman

Interests

A208415 Building Line Restriction
Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
11412887.2 Mortgage to Kiwibank Limited - 15.4.2019 at 9:18 am

Land Stability



This Land Stability hazard information was prepared by Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Land InStability

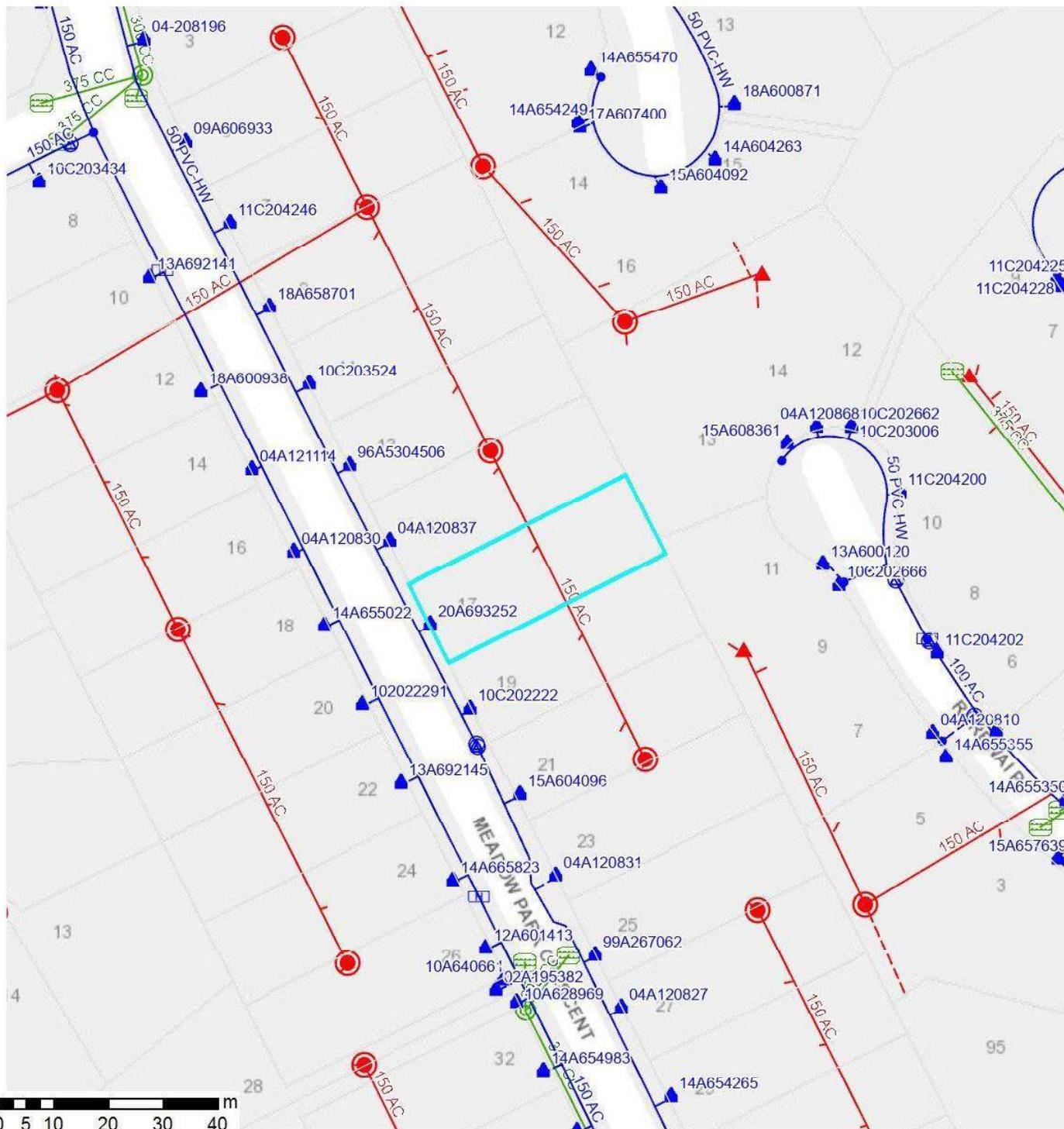
-  High Hazard
-  Moderate Hazard
-  Low Hazard

Tuesday, September 14, 2021 Scale: 1:1,000

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



Pipeline Assets



- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Water Dark blue = WDC Light blue = Private Water Node Other Main Valves Toby Valves Hydrants Pump Water Meter Water Backflow Water Service Line Water Line | <ul style="list-style-type: none"> Stormwater Dark green = WDC Light green = Private Other Sump Inlet/Outlet Node Manhole Storm Water Service Line Storm Water Line Wastewater Public Pressure Sewer System Private Pumping Unit | <ul style="list-style-type: none"> Wastewater continued Red = WDC Pink = Private Other Manhole Nodes Valve Pump Backflow Preventer Waste Water Service Line Gravity Rising Waste Water Line Gravity Rising |
|---|--|--|

This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

Tuesday, September 14, 2021 Scale: 1:1,000



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WHANGAREI CITY

HOUSE CONNECTION PLAN

PERMIT No. 4615
DATE 6-3-70

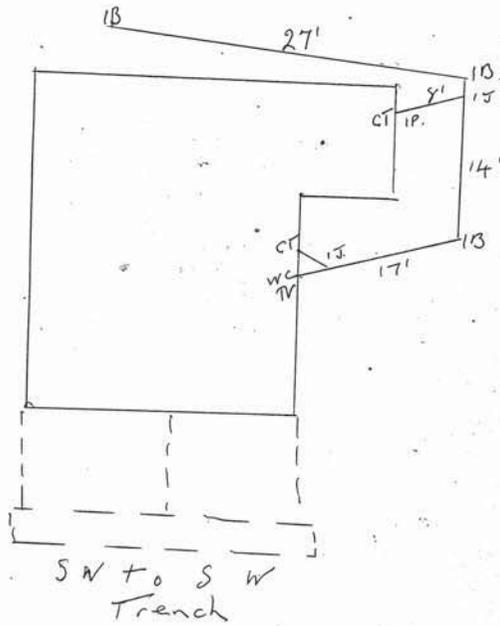
Scale: 1/8in. to a Foot
New Sewerage Drains: Red
Storm Water: Dotted Black
Old Drains: — Full Black

7626

3013

15550

Binding Margin to be left Blank



Owner M. D. W.

Street 115 Meadow Park Crescent Assessment No.

Plumber

Drainer C Joass

HAZARD PRINT
10001/56



Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Tuesday, 14 September, 2021

Property Number 15520
Legal Description LOT 115 DP 58121
Assessment Number 0072346800
Address 17 Meadow Park Crescent Whangarei 0112
Record of Title(s) 20B/958
Land Value \$149,000
Capital Value \$363,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 7.1 RHB 4.5 F KERB

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$383.50
Sewage Disposal - Residential	\$803.00
Uniform Annual General Charge	\$724.00
Regional Civil Defence & Hazard Management	\$37.88
Regional Council Services	\$132.69
Regional Economic Development	\$3.58
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$56.55
Regional Pest Management	\$76.40
Regional River Management - General Catchment Area	\$42.22
Regional Sporting Facilities	\$16.95
Regional Transport Rate	\$23.07
Annual Charge Total	\$2,342.87

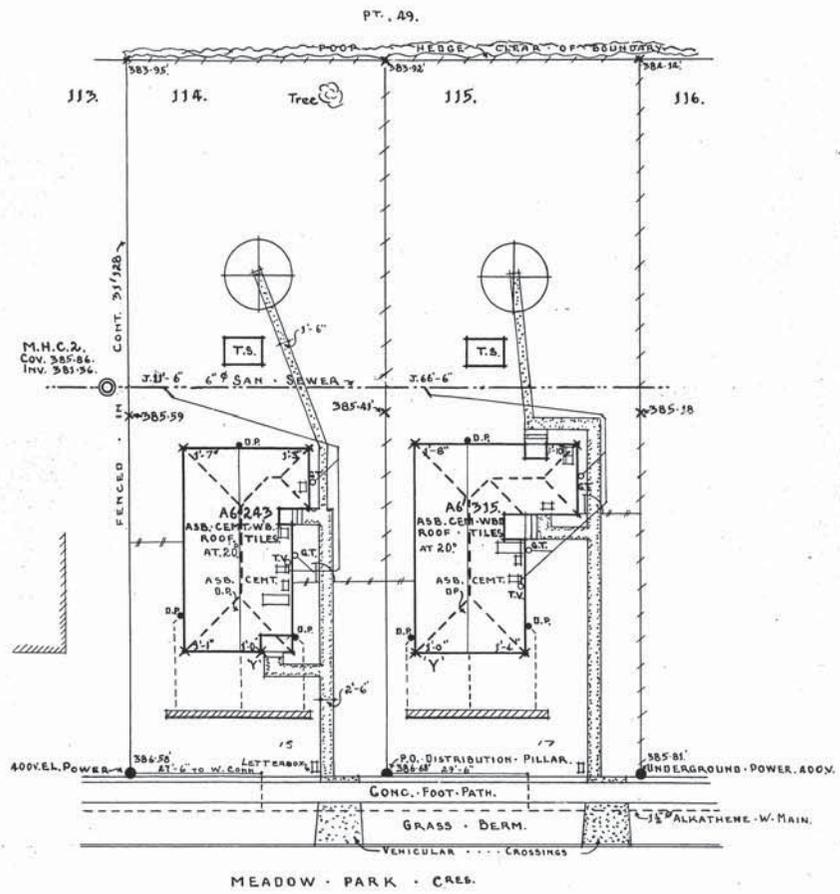
Opening Balance as at 01/07/2021 **\$-76.87**

Rates Instalments	Total
20/07/2021 Instalment	\$587.87
20/10/2021 Instalment	\$585.00
20/01/2022 Instalment	\$585.00
20/04/2022 Instalment	\$585.00
Rates Total	\$2,342.87

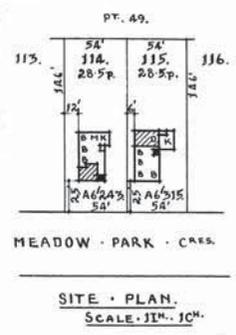
Balance to Clear **\$1,799.61**

08551

2.



ANCILLARY PLAN.
SCALE: 1/4" = 1'-0"



SITE PLAN.
SCALE: 1/4" = 100'

CONT.
31/135
UNITS
2



LOCALITY PLAN.
NOT TO SCALE.

NOTES
DIMENSIONS SHOWN AT CORNERS OF UNITS AND AT OTHER POINTS ALONG LINES OF FOUNDATIONS INDICATE THE HEIGHT FROM FINISHED GROUND LEVEL TO UNDERSIDE OF SLEEPER PLATE.
PIPES AND FITTINGS FOR DRAINAGE AND PLUMBING WORK SHALL BE PROVIDED AS REQUIRED BY THE PLUMBING & DRAINAGE REGULATIONS 1959.
BOTH UNITS SHALL HAVE ELECTRIC STOVES & WATER HEATING.

COMMUNITY ENGINEER: *Edwin*
SCHEME PLAN No. 32699, P.P. 58123
VENUE: KOWHAI PROPTS. LTD.
PURCHASE No. 6870.
APPROVED: *W. J. Jesson* for 10/5

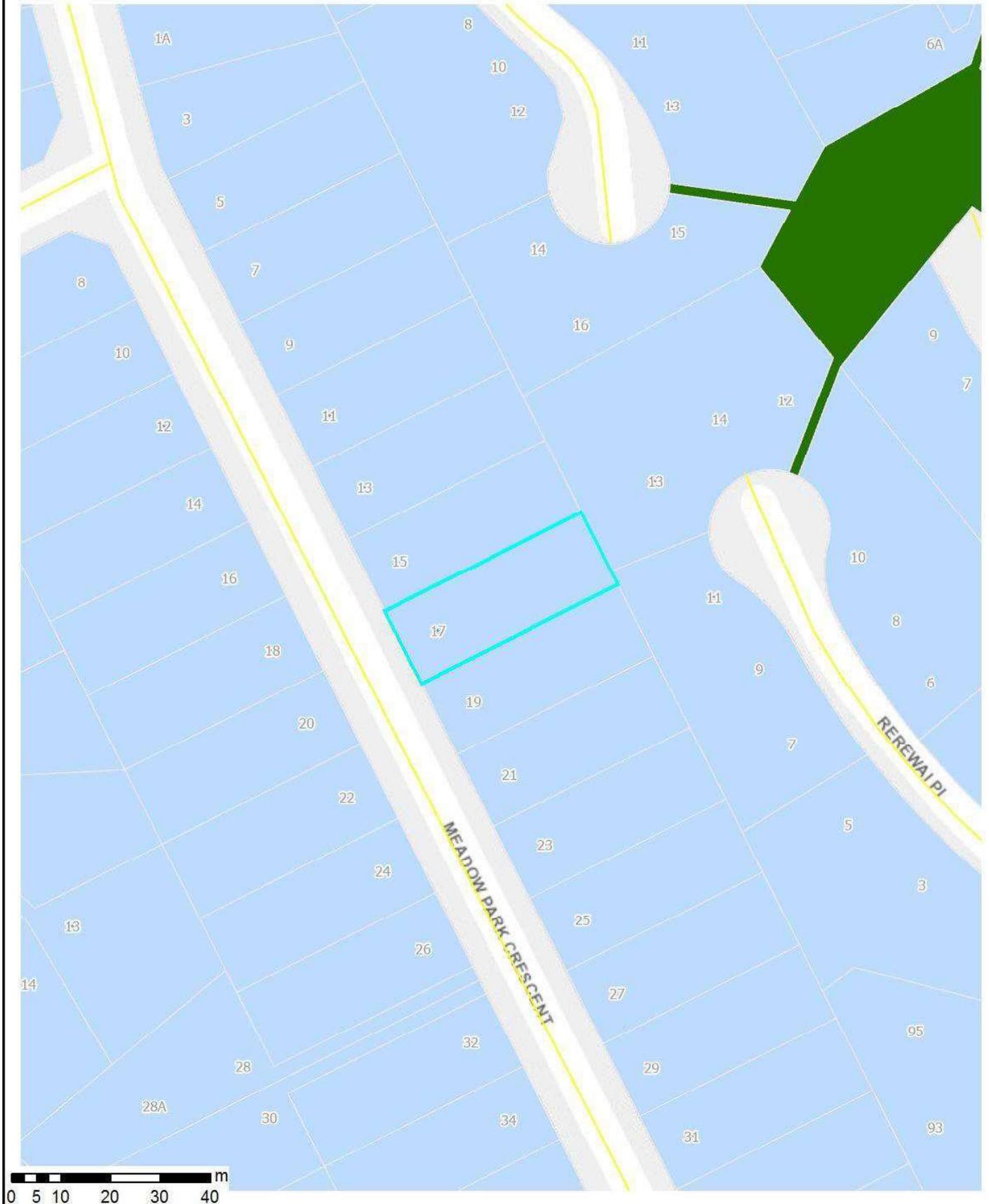
HOUSING DIVISION
J. V. JESSON, F.N.Z.I.A., DIRECTOR.



ALBUCKLAND OFFICE	DATE	ALTERED OR RETRACED	DATE APPO	SCALE	TITLE
DRAWN: <i>J. Ward</i>	25/5/53			A5-SHOWN	ANCILLARY 4-SITE PLAN.
DITTED: <i>J. Ward</i>					KOWHAI BLOCK.
CHECKED: <i>R. Walker</i>	27/6/53				WHANGAREI.
REVISION: <i>W. J. Jesson</i>	1/8/53				

LOCAL AUTHORITY - WHANGAREI CITY COUNCIL.
DRAWING No. 31/135/53.
CONTRACT No. 31/135.

Operative District Plan - Environments



Tuesday, September 14, 2021

Scale: 1:1,000



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NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
228	Rimu (7), Kauri (2) Japanese Maple, Jacaranda,	Dacrydium cupressinum; Agathis australis Acer palmatum; Jacaranda mimosaeifolia	126 102 111 108	19 and 21 Moody Avenue	Lot 1 DP 61116 and Lot 28 DP 17834	36
229	Camphor Laurel	Cinnamomum camphora	120	27 Moody Avenue	Lot 1 DP 75180	36
230	Camphor Laurel	Cinnamomum camphora	108	31 Moody Avenue	Pt Lot 4 DP 45519	36
236	Totara (2), Karakā, Puriri, Kohekohe, Nikau, Puriri	Podocarpus totara, Corynocarpus laevigatus, Vitex lucens Rhopalostylis sapida; Vitex lucens	114 score for stand	1A Gillingham Road	Pt Lot 12 DP 1583 & Pt Lot 13 DP 1583	34
244	Puriri	Vitex lucens	114	33 Kiripaka Road	Lot 1 DP 43988	36
245	Totara (2)	Podocarpus totara	114	40 Tapper Crescent	Lot 39 DP 72561	36
246	Pohutukawa, Red Oak, Puriri	Metrosideros excelsa; Quercus rubra; Vitex lucens	111 111 102	194 Corks Road	Pt Lot 108, 109 PSH OF Whangarei	36
247	Totara	Podocarpus totara	120	17 Meadow Park Cres	Lot 115 DP 58121	36
248	Totara	Podocarpus totara	105	54 Boundary Road	Lot 5 DP 61344	36
250	Totara (2)	Podocarpus totara	114	5 Kea Place	Lot 2 DP 70523	42
251	Totara	Podocarpus totara	120	3 Kea Place	Lot 10 DP 62276	42
252	Totara	Podocarpus totara	114	8 Kea Place	Lot 16 DP 62276	42
253	Kauri	Agathis australis	114	120 Maunu Road	Lot 2 DP 347018	42
255	English Oak	Quercus robur	120	85 Fourth Avenue	Pt Lot 2 3 DP 14650	37

Operative District Plan – Map Legend

Environment Maps

	Northpower Critical Overhead Lines CEL		Strategic Rural Industry
	Northpower Critical Underground Lines CEL		Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms
	Multi Title Site		Business 1
	Rescue Helicopter Flight Path		Business 2
	State Highway		Business 3
	Arterial Road		Business 4
	Collector Road		Town Basin
	Local Road		Port Nikau
	Designation		Marsden Point Port
	Scheduled or Overlay Area: S# label		Airport
	Oil Refinery Overlay		Living 1
	Living Overlay		Living 2
	Rural (Urban Expansion)		Living 3
	Rural Living		Kamo Walkability
	Rural Production		Marsden Primary Centre
	Rural Village Centre		Urban Transition
	Rural Village Industry		Ruakaka Equine
	Rural Village Residential		Open Space
			Papakāinga <small>Rule PKA 1.5.1 indicative only. Main Land Court data</small>
			Future Marine Village
			Future Environment <small>The colour indicates the particular environment</small>

Resource Areas Maps

	Notable and Public Trees		Coastal Area
	Heritage Buildings, Sites & Objects		Outstanding Natural Feature
	Sites of Significance to Maori		Outstanding Natural Landscape
	Building Line Restriction		
	Esplanade Priority Area		
	Runway		
	Air Noise Boundary		
	Outer Control Boundary		
	Coastal Hazard 1		
	Coastal Hazard 2		
	Flood Susceptible Areas		
	Mining Hazard Area 1		
	Mining Hazard Area 2		
	Mining Hazard Area 3		
	Scheduled Historic Area		
	Scheduled Area or Overlay Area		
	Fonterra Noise Control Boundary		
	Helicopter Hovering Area		
	QRA Quarrying Resource Area		
	QRA Mining Area		
	QRA Buffer Area		
	QRA 500m Indicative Setback		
	Goat Control Areas		

Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

All District Plan Maps

	Northpower Tower CEL-Cat1
	National Grid Tower
	Northpower Overhead Critical Line Cel-Cat1
	National Grid Line
	Indicative Road
	Coastline
	Coast, rivers and streams

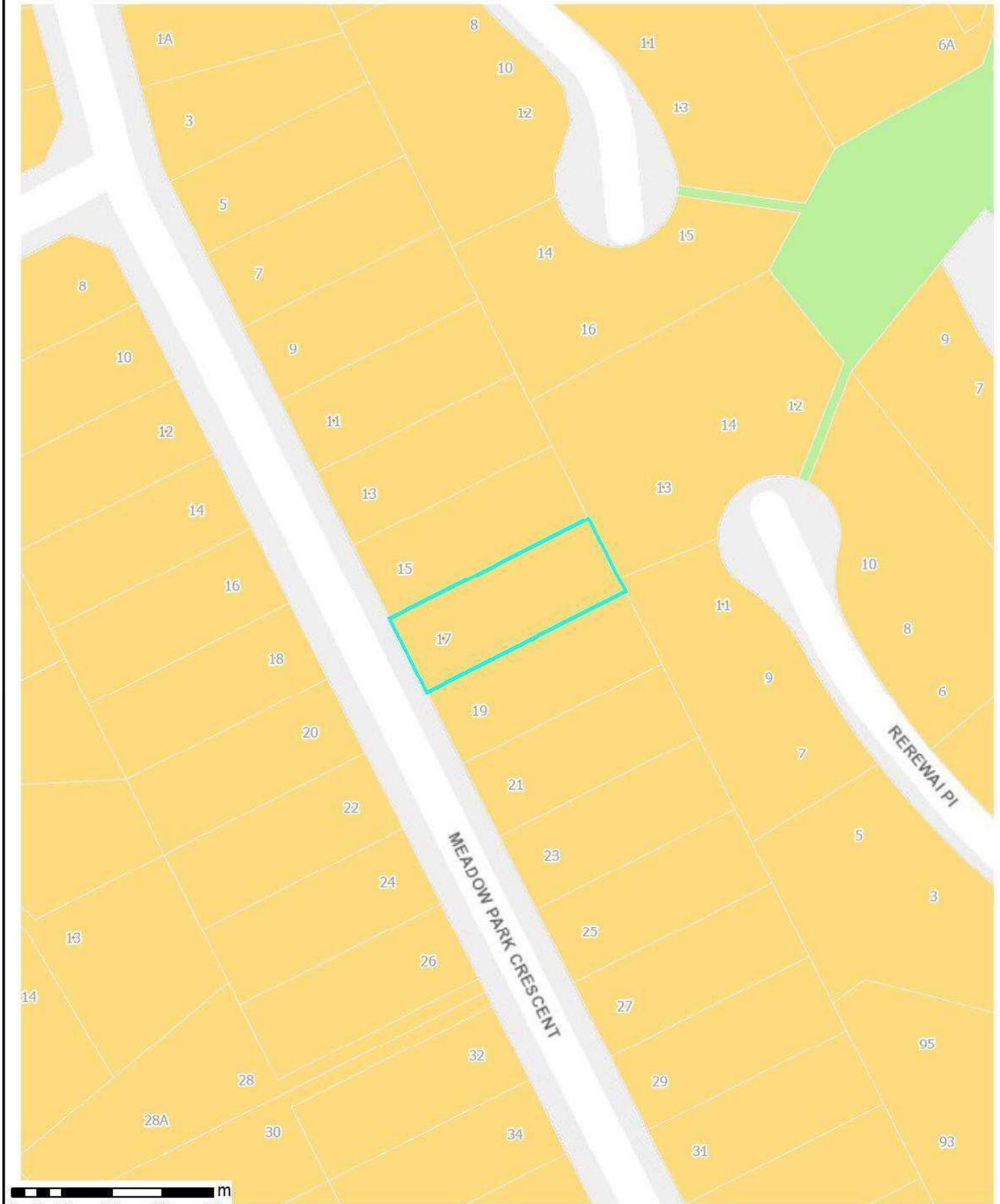
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District Plan Appeals Version - Zones



0 5 10 20 30 40 m

Tuesday, September 14, 2021

Scale: 1:1,000



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District Plan Appeals Version – Map Legend

Zone Maps

- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Multi Title Site
- Rescue Helicopter Flight Path
- Designation
- Papakainga Rule PKA 1.5.1 indicative only, Maori Land Court data
- Precincts and Development Areas
- Rural (Urban Expansion) Zone
- Rural Living Zone
- Rural Production Zone
- Rural Village Centre Sub-Zone
- Rural Village Industry Sub-Zone
- Rural Village Residential Sub-Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms
- Marsden Primary Centre
- Ruakaka Equine Zone
- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Commercial Zone
- Shopping Centre Zone
- Mixed Use Zone
- Waterfront Zone
- City Centre Zone
- Light Industrial Zone
- Heavy Industrial Zone
- Airport Zone
- Hospital Zone
- Port Zone
- Development
- Open Space Zone
- Sport and Active Recreation Zone
- Natural Open Space Zone

Appeals

- NZTA and KiwiRail
- Kainga Ora
- Other

Resource Areas Maps

- Notable and Public Trees
- Heritage Buildings, Sites & Objects
- Sites of Significance to Maori
- Runway
- Air Noise Boundary
- Outer Control Boundary
- Esplanade Priority Area
- Coastal Hazard 1
- Coastal Hazard 2
- Strategic Railway Line Protection Area
- Strategic Road Protection Area
- Indicative Road
- Road Hierarchy**
 - National
 - Regional
 - Arterial
 - Primary Collector
 - Secondary Collector
 - Low Volume
 - Access
- Flood Susceptible
- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3
- Scheduled Historic Area
- Fonterra Noise Control Boundary
- Helicopter Hovering Area
- QRA Quarrying Resource Area
- QRA Mining Area
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